

KANAB PLANNING COMMISSION MEETING

JUNE 16, 2015

KANE COUNTY COMMISSION CHAMBERS

PRESENT: Joan Thacher, Arlon Chamberlain, Stuart Allan, Byard Kershaw, Mike Downward, Jeff Yates, Staff Member Levi Roberts of Five County, Gary McBride Business Land Use Coordinator, Jeff Stott of Kanab City Legal Council, Representative Kent Burggraaf for the City Council, and Secretary Katherine Ohlwiler.

NOT IN ATTENDANCE: Chairman Teresa Trujillo

MEETING STARTED AT 6:31 PM

APPROVAL OF MINUTES: Byard Kershaw made a motion to approve the minutes of June 2, 2015. Mike Downward 2nd the motion. Motion passed.

PUBLIC COMMENT: Caralee Woods expressed concerns about the Research and Development category in the Land Use Ordinance. She hopes that the commission will eliminate the R and D category because it is not an industry and the uses widely vary that the category supports.

Marlene Barnes expressed that some of the categories in the Land Use Ordinance aren't clearly defined. The uses should be defined better so that we don't open the door up to an industry we don't want in the city. She felt that the commission was changing conditional uses to permitted quickly without any explanation.

PUBLIC HEARING ZONE CHANGE FOR PARCEL K-16-2A FROM RM7 TO C-1: Byard Kershaw made a motion to go in and out of public hearing at the call of the chair. Stuart Allan 2nd the motion. Motion passed. Out of public hearing.

Mike Downward made a motion to recommend to the City Council an amendment to Exhibit G: City of Kanab Zoning Map of the Kanab City Land Use Ordinance, changing the zoning designation of Parcel K-16-2A from RM-7 residential to C1 commercial based on the findings of staff as follows:

1. The parcel resides immediately adjacent to other C1-zoned parcels.
2. Re-zoning the parcel as C1 does not appear to cause significant detrimental effects upon the surrounding area.
3. Adopting the zoning ordinance as proposed follows the intent of the Kanab City General Plan.

Jeff Yates 2nd the motion. Motion passed.

DISCUSS USE CATEGORIES AND PERMITTED/CONDITIONAL USES IN LAND USE ORDINANCE: Levi Roberts discussed with the Planning Commission the use categories and different definitions of permitted/conditional uses in the Land Use Ordinance.

STAFF REPORT: None

COMMISSION MEMBER REPORT: None

COUNCIL MEMBER LIASON REPORT: None

Jeff Yates made a motion to adjourn.

Chairman

Date